

**CITY COUNCIL  
CITY OF LEXINGTON  
LEXINGTON, NEBRASKA**

A Regular Meeting of the Lexington City Council was held Tuesday, November 12, 2019, at the Lexington City Hall, 406 E. 7<sup>th</sup> Street, Lexington, Nebraska at 5:30 p.m. Members of the Council present were John Fagot, John Salem, Steve Smith, and Jeremy Roberts. Dora Vivas was excused. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, Finance Director Barb Hodges and City Clerk Pamela Baruth. The press was represented by Clipper-Herald and KRVN.

**NOTICE:** Notice of the meeting was given in advance thereof by publication in the Lexington Clipper-Herald, the designated method for giving notice, as shown by the Affidavit of Publication attached to these Minutes. Notice of this meeting was simultaneously given to the Mayor and all members of the Council, and a copy of their Acknowledgment of Receipt of Notice and the Agenda is attached to these Minutes. Availability of the Agenda was communicated in advance notice and in the notice to the Mayor and Council of this Meeting. The proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. All items presented and discussed on the Agenda were available for public inspection.

**CALL TO ORDER:** The meeting was called to order by Mayor Fagot. Fagot informed the public that the Open Meetings Act is posted in the Meeting Room at the Lexington City Hall, 406 E. 7<sup>th</sup> Street, Lexington, Nebraska.

**MINUTES – REGULAR MEETING 10-22-19:** Minutes of the Regular meeting held Tuesday, October 22, 2019, were presented. Moved by Salem, seconded by Smith, to approve the minutes as presented. Roll call. Voting “aye” were Roberts, Smith, Salem, Fagot. Motion carried.

**MINUTES – WORK SESSION 11-2-19:** Minutes of the Work Session held Saturday, November 2, 2019, were presented. Moved by Smith, seconded by Salem, to approve the minutes as presented. Roll call. Voting “aye” were Roberts, Salem, Smith, Fagot. Motion carried.

**CLAIMS & BILLS:** Claims and Bills in the amount of \$749,341.94 were presented for Council’s consideration and approval. Upon review of the Claims and Bills as listed, moved by Roberts, seconded by Smith, to approve the Claims and Bills as listed, and authorize the City Treasurer to transfer \$216,722.04 from General Fund, \$125,411.85 from Street Fund, \$75,770.69 from TIF, \$272,221.49 from LEXUS, \$10,000.00 from Sanitation, \$3,405.91 from Ambulance, \$40,489.45 from Health Fund, and \$5,320.51 from Meals on Wheels to the City of Lexington’s Operating Account. Roll call. Voting “aye” were Salem, Smith, Roberts, Fagot. Motion carried.

**ACCOUNTS PAYABLE  
November 12, 2019**

Allnutt, Karen	Electric Rebate	100.00
Anytime Fitness	Fitness Memberships	139.75
Area Services Inc	WWTP / Maintenance	388.50
Baker & Taylor	LB / Books	11.97
Bauer Underground	EL / Underground / Street Lights	4,117.50
Black Hills Energy	Natural Gas Service	3,108.73
Cash-Wa Distributing	MOW / Food / Supplies	2,619.95
CCP Industries	WWTP / Lab Supplies	285.90

Cengage Learning	LB / Books	333.17
Central Community College	FD / CPR Classes	255.00
Central Fire & Safety	MOW / Inspection	345.00
Central Hydraulic	ST / Parts	83.28
Central Nebraska Reporting, Inc	CM/Public Information Mtg Reporting	210.00
Central Platte NRD	PK / Trees	20.25
Center Point Large Print	LB / Books	180.36
Change Clothing	REC / Promotional Shirts	2,880.00
Chesterman Company	PK / Beverages	142.80
Community Development Agency	Designer Craft TIF	6,020.01
	Orthman TIF	69,750.68
Consolidated Management	PD / Training Meals	181.43
Core and Main	EL / Meters	727.60
Country Partners Coop	PK / Herbicides	169.15
Culligan	Soft Water Supplies	394.90
Dan's Sanitation	Sanitation Fees	14,398.80
Dawson County Register of Deeds	Filing Fees	114.00
Dawson Pest Control	FD / GGC / OC / Pest Control	159.10
Dawson Public Power District	Power Purchase	10,759.18
Demco	LB / Supplies	144.58
Downey Drilling	WR / Well #18 / Repairs / Parts	205.81
Dutton-Lainson Company	EL / Meter Sockets	159.35
Eakes	LB / Repairs / Supplies	418.24
Eilers Machine & Welding	ST / Parts	21.91
Electrical Engineering & Equipment	EL / OC / PK / Supplies / Parts	436.35
Fagot Refrigeration & Electric	PK / WWTP / Repairs	702.43
Fairfield Inn & Suites	PD / Lodging / Conference	419.80
Fastenal	ST/SW/WWTP/Rep #9 Liftstation/Spls	972.08
Fix It Center	MOW / Washing Machine Repairs	69.00
Fyr-Tek	FD / Annual Equipment Testing	1,125.00
G & V Inc	WWTP / Cleaning Sludge Drying Beds	5,200.00
Galls	PD / Uniforms	497.71
GEA	WWTP / Parts	3,837.12
Grainger	WWTP / Winter Apparel	71.62
Great Western Bank	LB / Petty Cash	294.51
Greater Nebraska Cities	Monthly Lobbying Services	667.00
Health Claims	Claims	34,588.92
Heldt McKeone & Copley	Professional Fee	2,700.00
Hiland Dairy Foods	MOW / Dairy Products	631.81
Holbein Lawn Service	FD / ST / Lawn Care / Snow Removal	395.00
Holbein, Dale	FD / Reimbursement for Supplies	317.80
Homestead Bank	Liberty Drive Loan	68,945.51
Hunt Cleaners Inc	PK / ST / SW / Supplies	548.55
Huskers Illustrated	LB / Subscription	60.70
Ideal Laundry & Cleaners	Rug Maintenance	175.12
IGS Solar	Reimbursement for Capacity Tax	8,923.96
Ingram Library Services	LB / Books	1,441.45
Intellicom	ND / Tech Support	26.76
Jamie's Garage	ST / Vehicle Repair	30.00
John Deere Financial / Orscheln	AC/PK/ST/WWTP/Tools/Supplies	678.90
Jones Plumbing & Heating	AC/GGC/PK/OC/WWTP/Winterization/Reps	2,812.55

Kelly Supply Company	ST / Ice Melt	1,050.00
Komline-Sanderson	WWTP / Parts	2,952.00
Lexington Animal Clinic	Animal Care	460.50
Lexington Area Solid Waste	Waste Removal	1,293.75
	WWTP / Sludge Drying Beds Waste	6,519.78
Lexington, City of	Franchise Fee	100.66
	Interdepartmental Service Fee	67,984.75
Lexington, City Street Department	SW/WR/Interdepartmental Service Fees	5,651.89
Lexington, City Payroll Account:		
Payroll	Wages	145,724.05
Social Security	Employer Portion / FICA Med	10,801.32
Union Bank & Trust	Employer Portion / Pension	4,707.22
Union Bank & Trust	Police Pension	2,847.94
ICMA	City Manager Pension	940.29
Lexington Health Fund	Self-funding	42,728.63
Lexington Newspapers	Publications	844.98
Lien Inc	PK/Winterize Sprinklers/Landscaping	27,279.30
Linden's Plumbing	LB / Repairs	319.38
Macqueen Equipment	ST / Parts	561.46
Madeline's Café & Bakery	CC / Work Session Meal	18.95
Martha Stewart Living	LB / 1 Yr Subscription	20.00
Matt Friend Truck Equipment	ST / Parts	1,690.00
Matt Parrot / Story Kenworthy Co	EL / Envelopes / Disconnect Notices	1,665.73
Mc2	WWTP / UV Disinfection Beds	516.00
Mead Lumber	CEM / DS / ST / Wood / Supplies	102.42
Mid-American Research Chemical	PK / ST / Supplies	293.30
Midwest Laboratories	WWTP / Lab Testing	698.00
Miller & Associates	WR / ST / Professional Fees	19,232.56
Morris Press	GGC / Newsletter	261.68
Motortrend	LB / Subscription	18.00
Municipal Supply	WR / SW / Parts	1,429.08
Nebraska Dept of Labor	Unemployment Insurance	1,278.00
Nebraska Dept of Revenue	Sales and Use Tax	52,501.41
Nebraska Law Enforcement	PD / Training	150.00
Nebraska Library Commission	LB / Overdrive Fee	1,000.40
Nebraska Machinery	ST / Repairs	3,183.59
Nebraska Safety and Fire Equipment	PK / Annual Monitoring Fee	360.00
Nebraska Statewide Arboretum	Membership Dues	100.00
Nebraska Technology & Telecom	Phone Service	1,481.35
Nebraskaland Tire	ST / Oil & Lube / Repairs	936.80
Nebraskalink	LB / Internet Service	15.00
Neopost	EL / Maintenance / Meter Rental	577.80
Odeys	PK / Fieldhouse Supplies	134.13
O'Hara Lindsay and Associates	Monthly Lobbying Services	333.00
One Call Concepts	Locate Fees	112.95
O'Reilly Auto Parts	ST / SW / Parts	99.19
Overton Sand & Gravel Co	EL / White Rock	863.90
Paulsen Inc	ST / SW / WWTP / Limestone / Gravel	703.65
Platte Valley Auto Mart	PD / Oil & Lube / Repairs	810.10
Platte Valley Communications	AMB/FD/LB/PD/WR/Mo Maint/Reps	4,166.45
Plum Creek Medical Group	Flu Shots	146.00

Precision Detail	FD / Cleaning Services	300.00
RR Donnelley	PD / Citation Documents	110.01
Ramada Kearney	FD / Lodging / Conference	166.00
Rasmussen	LB / Preventive Maintenance	1,290.25
Read Aloud Nebraska	LB / Conference Registration	40.00
Renderos, Joe	PD / Mileage	247.08
Roberts, Gregg	Cemetery Space Buy Back	400.00
Rose Equipment Inc	ST / Parts	86.76
S & W Auto Parts	PK / Parts	133.08
Service Master of Mid Nebraska	EL/GGC/ND/OC/Janitorial Services	9,971.67
Spectrum	Cable Service	26.95
Statewide Collections	Utility Collections	31.34
Streamlight	PD / Supplies	72.46
Stryker	AMB / Data Subscription	299.00
Society for Human Resource Management	CM / Professional Membership	209.00
Taste of Home	LB / Books	34.98
Titan Machinery	CEM / WWTP / Equipment Repairs	4,792.63
Total Lawn Care	AC / Mowing / Trimming	1,810.00
Tyler Technologies	EL / Maintenance	136.41
U Save Equipment	Department Supplies	1,064.96
Union Pacific Railroad	EL / Use of Right of Way	4,000.00
Unitech	ST / Oil & Lube / Repairs	149.50
US Foods	MOW / Food & Supplies	1,356.99
USA Communications	City Internet Services	345.60
Verizon Wireless	Cellular Service	439.05
Walmart	DS/GGC/LB/ST/WWTP/Supplies	780.66
Ward Laboratories	WR / Testing	308.00
Wesco	PK / ST / SW / Supplies	212.35
YMCA	Fitness Memberships	1,244.00
Aflac	Premiums	1,404.44
Bonsack, Ray	ST / Work Boots	64.20
Central Hydraulic	PK / Equipment Repair	108.00
Davis Energy	Fuel	5,599.38
Dawson Area Development	Annual Dues	28,000.00
EMS Billing	AMB / Billing Services	805.50
Fagot Refrigeration & Electric	WWTP / Repairs	3,836.14
Great Western Bank	City / Petty Cash	92.50
Health Claims	Claims	4,350.09
Hydro Optimization & Automation Solutions	WWTP / Parts	222.94
Ideal Laundry & Cleaners	Rug Maintenance	203.47
John Deere Financial	PK / Mower Parts	8.38
Johnson Supply	OC / Air Filters	562.20
Nebraska Rec & Park Association	REC/Dues/Registration for Workshop	200.00
Plum Creek Market Place	MOW / Food	61.68
TO Haas Tire Co	Tires	576.90
Village Uniform	GGC / Supplies	103.50
	<b>TOTAL CLAIMS:</b>	<b>749,341.94</b>

**PUBLIC HEARING:** Mayor Fagot opened a public hearing to consider an application by Lexington Hospitality LLC dba Holiday Inn Express and Suites for a Class I Liquor License. Sankut Chaudhari,

owner, reviewed his application. There were no public comments, and the public hearing was closed. Following discussion, moved by Salem, seconded by Roberts, to recommend approval as presented. Roll call. Voting “aye” were Smith, Roberts, Salem, Fagot. Motion carried.

**DEVELOPMENT AGREEMENT:** Pepplitsch presented an Infrastructure Improvement Agreement with Prairie Fire Development Group for housing unit development. Jared Nook, Prairie Fire Development Group, gave an overview of his company and presented a plan for a 50-unit housing development on Taft Street, between East 5<sup>th</sup> and 7<sup>th</sup> Streets. He outlined the process for submitting a tax credit application to NIFA, and the proposed agreement for city assistance in installing electric, water, street and sewer improvements. Following discussion, moved by Roberts, seconded by Smith, to approve an Infrastructure Improvement Agreement with Prairie Fire Development Group as presented. Roll call. Voting “aye” were Salem, Smith, Roberts, Fagot. Motion carried.

**LEASE AGREEMENT:** Pepplitsch reviewed a proposed lease agreement with S&R Diamond LLC, who would develop, install and operate a solar array for City Hall and the Grand Generation Center. He explained the plan includes a carport structure over the parking area on the south side of City Hall to support the solar array. Following discussion, moved by Smith, seconded by Roberts, to approve the lease agreement with S&R Diamond LLC as presented. Roll call. Voting “aye” were Salem, Roberts, Smith, Fagot. Motion carried.

**WATER SYSTEM IMPROVEMENTS:** Council and Staff discussed proposed water system improvements including main extensions along Cattlemen Drive, West 13<sup>th</sup> Street, Airport Road and the construction of a production well, as well as financing options. Following discussion, moved by Salem, seconded by Roberts, to authorize the city manager to explore plans and construction costs of the water system improvements as discussed. Roll call. Voting “aye” were Smith, Roberts, Salem, Fagot. Motion carried.

**APPOINTMENT:** Pepplitsch proposed the appointment of Chris Denker to the Community Development Agency to fulfill a vacated term. Following discussion, moved by Roberts, seconded by Salem, to approve the appointment of Chris Denker to the CDA board. Roll call. Voting “aye” were Smith, Salem, Roberts, Fagot. Motion carried.

**PAY REQUEST:** Pepplitsch reviewed Pay Request #5 from TL Sund Constructors for the Workforce Training Space project in the amount of \$67,648.11. Following a project update, moved by Smith, seconded by Roberts, to approve the pay request as presented. Roll call. Voting “aye” were Salem, Roberts, Smith, Fagot. Motion carried.

**ROUNDTABLE:** There were no items for announcement.

**ADJOURNMENT:** There being no further business to come before the Council, Fagot declared the meeting adjourned.

John Fagot, Mayor

Pamela Baruth City Clerk

I, the undersigned City Clerk for the City of Lexington, Nebraska, hereby certify that all of the subjects included in the foregoing proceedings were contained in the Agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk during regular business hours prior to said meeting; that the Minutes of the Mayor and Council of the City of Lexington, Nebraska, from which the foregoing proceedings have been extracted were in written form

and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meeting of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

/s/ Pamela Baruth  
City Clerk